

## \$365,000 - 49510 Rge Road 80, Rural Brazeau County

MLS® #E4460586

**\$365,000**

3 Bedroom, 2.00 Bathroom, 896 sqft

Rural on 10.01 Acres

None, Rural Brazeau County, AB

Affordable acreage living with excellent potential! This 10 acre property offers a beautiful mix of open space and mature trees, located just off pavement and only minutes from Drayton Valley. The land is fully fenced and includes a newer storage shed. An older mobile home is currently on site, move in right away or live in it while you build your dream home. With endless possibilities, this property is an excellent opportunity to enjoy country living close to town.

Built in 1979

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460586               |
| Price          | \$365,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 896                    |
| Acres          | 10.01                  |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 49510 Rge Road 80    |
| Area        | Rural Brazeau County |
| Subdivision | None                 |
| City        | Rural Brazeau County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7A 2A3              |

### **Amenities**

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Fenced, Flat Site |
| Foundation        | Piling            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 90           |

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Listing information last updated on October 14th, 2025 at 2:17am MDT